



2 Mortimer Walk
Driffield, YO25 5PN
Asking price £210,000

WILLOWGREEN
ESTATE AGENTS

Built in 2006, this beautifully presented modern three bedrooomed semi-detached house would be suitable for couples or families alike. The property briefly comprises entrance hall, cloaks/ wc, lounge, kitchen/ diner, landing, master bedroom with en-suite facilities, two further bedrooms and family bathroom. The kitchen and bath/ shower rooms have all been recently re-fitted. There is a detached single garage, parking and garden.

VIEWING ESSENTIAL!

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC Rating C



ENTRANCE HALL

9'5" x 3'1" (2.88 x 0.95)

With composite door into, radiator, stairs leading off and doors to.

CLOAKS/WC

6'0" x 2'9" (1.84 x 0.84)

With corner vanity unit, low level wc, tiled flooring and splash back, window to front elevation and radiator.

LOUNGE

14'8" x 9'7" (4.48 x 2.94)

With window to front elevation, radiator, TV point and coving.

KITCHEN/ DINER

9'3" x 16'3" (2.83 x 4.96)

With recently re-fitted modern gloss wall, base and drawer units, built-in electric oven, five ring gas hob, extractor over, belfast sink with mixer tap, built-in dishwasher, tiled splash back and flooring, coving, ceiling spot lighting, window to rear elevation and french doors to garden.

LANDING

11'6" x 5'10" (3.52 x 1.80)

With window to side elevation, airing cupboard housing hot water cylinder, radiator and doors to.

BEDROOM 1

10'4" x 10'0" (3.16 x 3.05)

With laminate flooring, radiator, window to rear elevation and door to en-suite.

EN-SUITE

With shower cubicle, thermostatic shower over, glass shower screen, vanity wash hand basin and wc, heated towel ladder, fully tiled throughout, ceiling spot lighting and wall mounted mirror.

BEDROOM 2

10'0" x 8'9" (3.07 x 2.68)

With window to front elevation and radiator.

BEDROOM 3

6'11" x 7'0" (2.12 x 2.15)

Currently used as a dressing room, with window to front elevation and radiator.

BATHROOM

5'6" x 5'11" (1.69 x 1.81)

With 'P' shaped bath, thermostatic shower over, glass shower screen, vanity wash hand basin and wc combined, fully tiled throughout, extractor fan, window to rear elevation, ceiling spot lighting and heated towel ladder.

OUTSIDE

The front of the property is open plan, parking spaces in front of the garage, side gated access to the rear. The rear garden is a generous size, mainly laid to lawn with patio, seating area with pizza oven. Secure walled and fenced boundaries, outside tap and lighting.

GARAGE

With up and over door, side personnel door, power and light connected. Space and plumbing for washing machine and tumble dryer.

PARKING

There is parking in front of the garage.

TENURE

We understand that the property is Freehold.

SERVICES

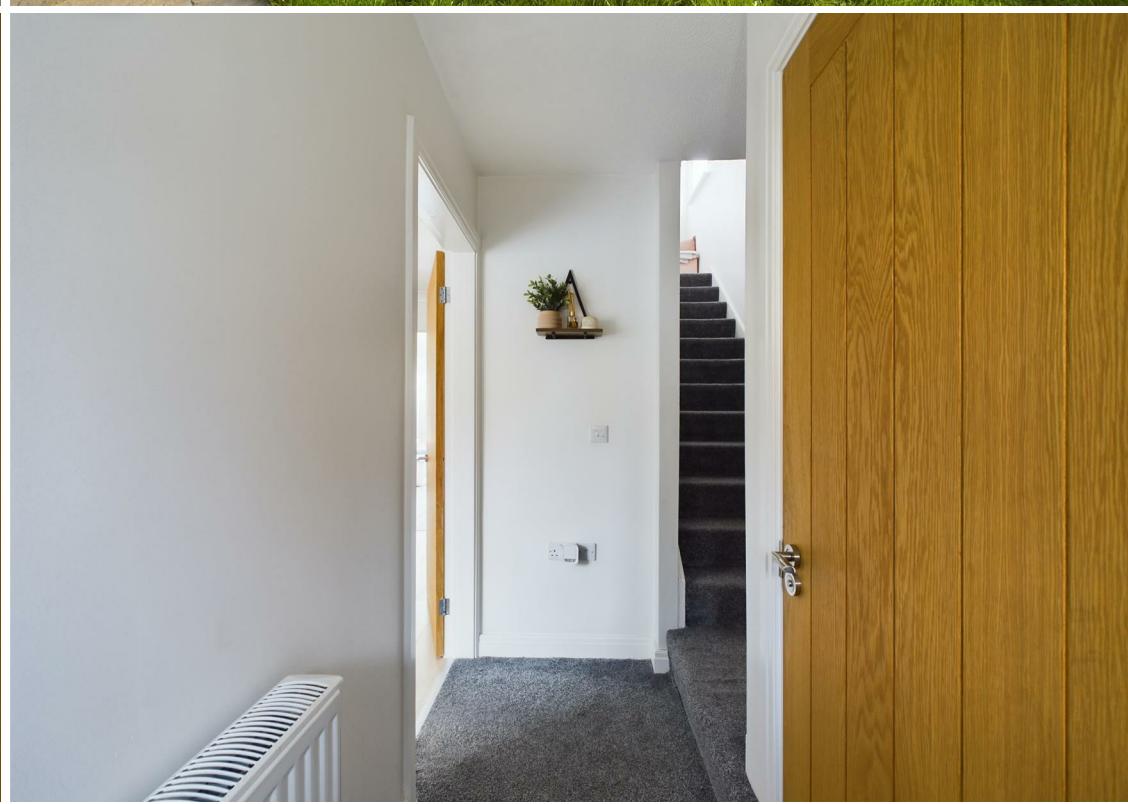
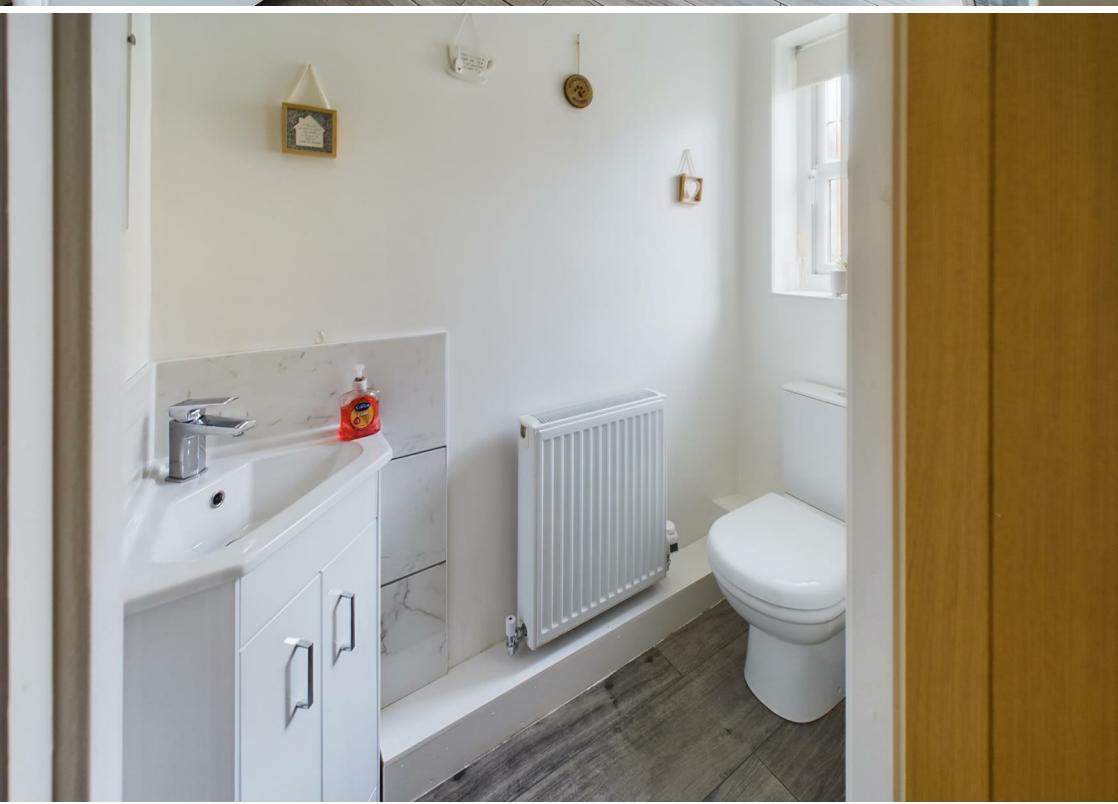
All mains services connected.

ENERGY PERFORMANCE CERTIFICATE

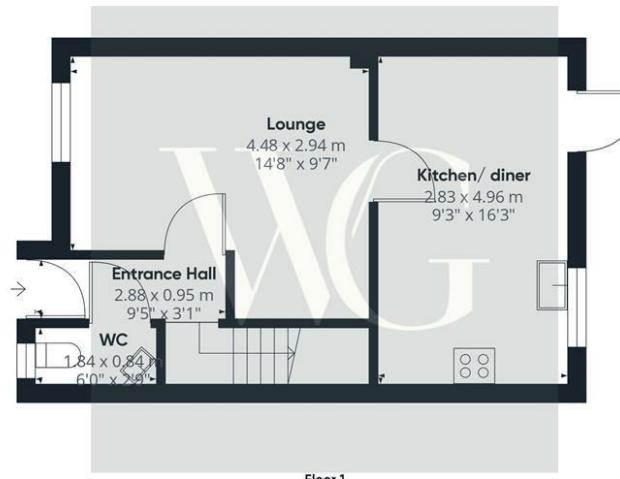
The energy performance rating is C.

COUNCIL TAX BANDING

The council tax band is C.

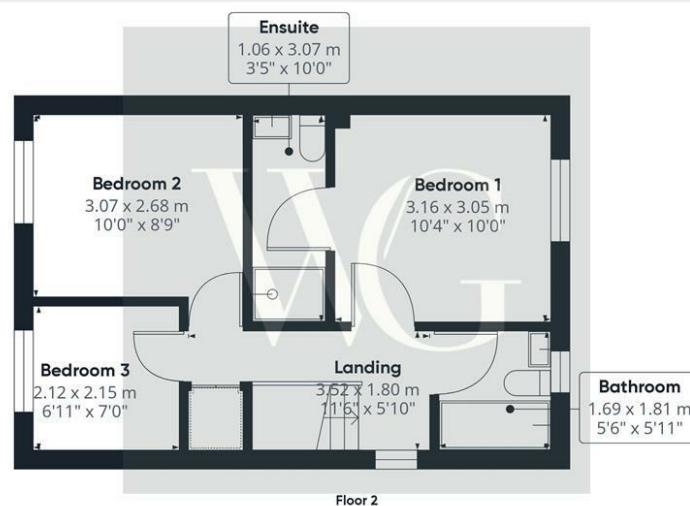






Approximate total area⁽¹⁾

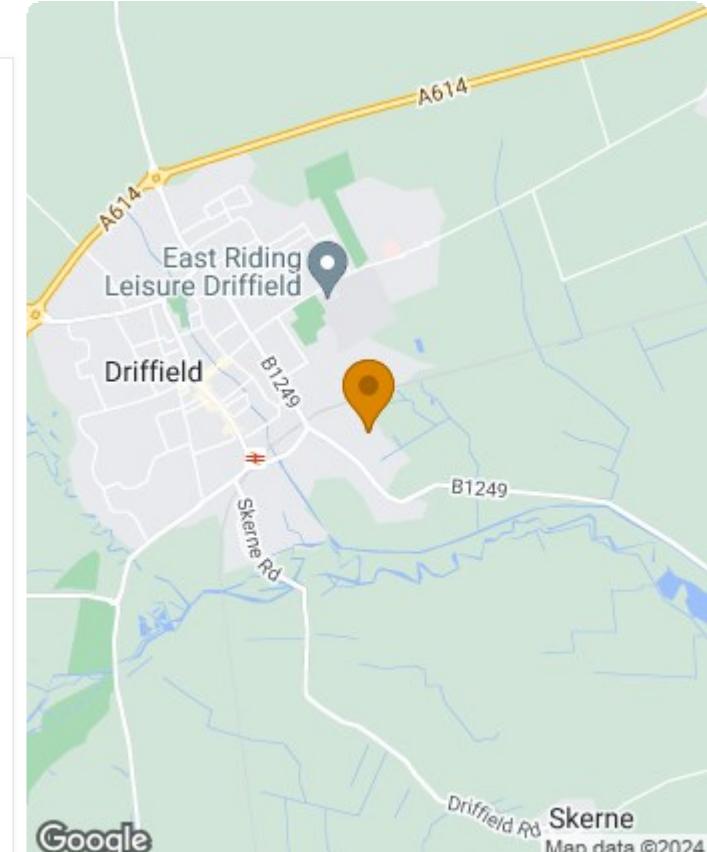
70.3 m²
756.68 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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